

**Which Category Describes You** Citizen

**Case Number** LDC23-00025

**Do you wish to opt-in to receive Reno Connect Development Project email newsletters?** Yes

**Citizen General Public Comment Form**

**Full Name** Adam Clyde

**Contact Email** adamclyde597@gmail.com

**Contact Phone Number** 775 386 0568

**Position** In Support

**Leave comments on this case here.** the city needs more dense mixed-use development



Carter Williams <williamsca@reno.gov>

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## 2100 Rivera Street, Reno - case number LDC23-00025

2 messages

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Anna O'Bryan <acobryan@gmail.com>  
To: WilliamsCA@reno.gov

Tue, Dec 20, 2022 at 10:23 AM

Hello Carter Williams,

I am writing in regards to the proposed 5 plex condo project at 2100 Riviera Drive as being a huge mistake. The developer has stuffed 5 large units on a small lot of 3.1 acres. This will compromise the value of other homes in the neighborhood, diminishing the well being and quality of life for families nearby. The developer has not taken into consideration problems with garbage, parking, and loss of privacy for nearby residents.

While the developer stands to make a significant profit on this project, home owners nearby stand to lose value in their homes. The building will be 2.5 stories tall and will cover every square inch of the property, casting a large shadow on all homes and yards around it. In our case, the vegetable garden that our family has tended for more than 50 years will become useless because of this building blocking the sun. Our view of the mountains will be completely gone. The monster size building will have walkways, windows and rooftop common areas that will allow strangers to peer into our yards and windows, significantly compromising our safety and creating an invasion of privacy.

The developer plans to have underground parking because there is no room for parking otherwise. This is unheard of in this neighborhood so close to the Truckee River. Guest parking has been identified as the 2 spaces in front, on the street. Those two spaces on the street are always occupied now by cars from the apartment complex across the street on Idlewild. Adding this complex will further complicate the parking mess.

In addition to the lack of space for common areas on the ground and off street parking above ground, the property has no room for a garbage dumpster. The developers solution is to have separate garbage and recycling trolleys for each unit. The planned storage place for the 10 trolleys is against my back fence. I can already imagine the smell and flies. So each tenant is responsible for getting their trolleys to the curb on garbage day. When each tenant does remember to get their trolleys to the curb, where are they going to place 10 garbage and recycling trolleys for the garbage truck to dump them? There is no space for trolleys at all. The curb space is nonexistent because all available parking will be occupied.

The developers say the units will be individually owned. What is stopping unit owners from using their units as rentals? Why would anyone buy a condo to live in themselves when other units will be occupied by renters? This guarantees another apartment complex property. Making this huge building another unstable situation for the homeowners living around it.

The developers/property owners claim this home is run down and that is why they seek to demolish it. The only reason it is run down is because they let it become run down. They did not tend to maintenance. What used to be lawn is now weeds and the fence is in great disrepair. I'm sure the inside of the house has been equally ignored. If you look at prior sales listings, you will see that this was once a beautiful home not so long ago. I think it could easily be beautiful and loved again.

Nobody in this neighborhood benefits from this monster of a five plex being built, except for the developers that will cash their checks and move on to ruin other people's lives.

Please do not allow this project to be built. I would appreciate a response so I know this email has been received and considered.

Thank you for your time,

Anna O'Bryan  
(775)830-2746  
2040 Idlewild Drive

**Which Category Describes You** Citizen

**Case Number** LDC23-00025

**Do you wish to opt-in to receive Reno Connect Development Project email newsletters?** Yes

### **Citizen General Public Comment Form**

**Full Name** Timothy Hosfeldt

**Contact Email** thosfeldt@gmail.com

**Contact Phone Number** 775-378-5935

**Position** In Opposition

**Leave comments on this case here.**

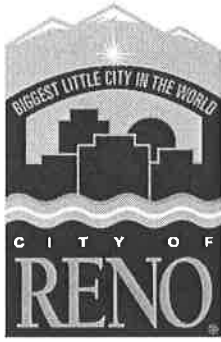
This project will assuredly lower the property values in our neighborhood. The project's design is out of place in this one-family neighborhood. The height (three stories) of the project will affect not only the property values of the residents on Riviera but on Samuel Way as well. The project will be 15 feet behind our back fence and give its residents a clear view of inside our home and our neighbor. We've learned that the investor is a California resident. This project reflects the investor's desire to maximize his investment. But what about the investments of the Reno residents who have been here for years?

My wife and I have served our community as a teacher and a pastor (both now retired). We chose professions that made our community a better place to live. Over the last 37 years, our home has been our primary investment. We worked hard and long to pay our house off. Three years ago, we decided to stay in this home for the rest of our lives because we love this neighborhood and our neighbors. With that decision, we decided to invest more in our home through a reverse mortgage to increase its value. We also saw that it could be a gift to our daughters after our passing. Our investment has also helped to raise our neighbors' property values. Just as we were finishing our improvements, we learned about this project.

We have lived in Reno for 39 years and in our home for 37 years. We thought we knew this neighborhood and that our investment would be safe. This project will undoubtedly lower the value of our home and our neighbors. No one will agree to pay a fair price for homes with a three-story condo just beyond our fence. This project will decimate the value of our investment of almost 40 years.

I wonder why our city would allow an out-of-state investor to undermine the investments of long-time Reno residents. This project will not benefit our neighborhood in any way. It will only

detract from it. I pray that our city will look at this project from a homeowner's position. If this project goes forward, we will have been betrayed by the city we love.



## Reno Neighborhood Advisory Board Attendance/Comment Request Form

FORM MUST BE FILLED OUT COMPLETELY

DATE: 12-12-22

AGENDA ITEM NO. B.2.4

NAME: Anna O'Bryan

ADDRESS: 2040 Idlewild Dr

I REPRESENT: Myself

I AM IN ATTENDANCE CONCERNING : Riviera Planned  
Community

DO YOU WISH TO MAKE A STATEMENT: YES: X NO:     

IN FAVOR:      IN OPPOSITION: X

RENO RESIDENT YES: X NO:     

### NOTE: GENERAL POLICIES FOR ADDRESSING NEIGHBORHOOD ADVISORY BOARD

\*LIMIT COMMENTS TO THREE MINUTES OR LESS

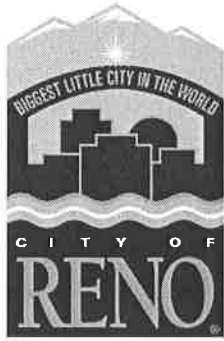
\*15 MINUTES PER SIDE ON ITEMS WITH OPPOSITION

\*AVOID REPETITIVE REMARKS

THE NEIGHBORHOOD ADVISORY CHAIR AND BOARD REQUEST  
THAT ALL CONCERNS BE EXPRESSED IN A COURTEOUS MANNER

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION

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**Reno Neighborhood Advisory Board  
Attendance/Comment Request Form**

**FORM MUST BE FILLED OUT COMPLETELY**

DATE: 12/12/2023

AGENDA ITEM NO. B 2.4 LOC-23

NAME: Fred & Amanda Contreras

ADDRESS: 1411 Samuel Way Reno 89509

I REPRESENT: myself

I AM IN ATTENDANCE CONCERNING 2100 Riviera St Condos

DO YOU WISH TO MAKE A STATEMENT: YES: \_\_\_\_\_ NO: X

IN FAVOR: \_\_\_\_\_ IN OPPOSITION: X

RENO RESIDENT YES: X NO: \_\_\_\_\_

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ADVISORY BOARD**

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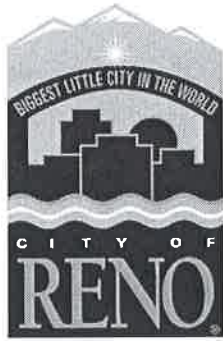
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## Reno Neighborhood Advisory Board Attendance/Comment Request Form

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DATE: 12/12/22 AGENDA ITEM NO. B.2.4

NAME: Tim Hostfeldt

ADDRESS: 1719 Samuel Way

I REPRESENT: Myself

I AM IN ATTENDANCE CONCERNING : \_\_\_\_\_

DO YOU WISH TO MAKE A STATEMENT: YES: \_\_\_\_\_ NO: \_\_\_\_\_

IN FAVOR: \_\_\_\_\_ IN OPPOSITION: X

RENO RESIDENT YES: \_\_\_\_\_ NO: \_\_\_\_\_

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DATE: 10/12

AGENDA ITEM NO. B.2.4

NAME: Scott Wright

ADDRESS: 2040 Idlewild Dr. Reno NV 89509

I REPRESENT: Myself

I AM IN ATTENDANCE CONCERNING : Riviera Tentative Map

DO YOU WISH TO MAKE A STATEMENT: YES: ☒ NO: ☐

IN FAVOR: ☐ IN OPPOSITION: ☒

RENO RESIDENT YES: ☒ NO: ☐

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**Reno Neighborhood Advisory Board  
Attendance/Comment Request Form**

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DATE: 10/12

AGENDA ITEM NO. B.2.4

NAME: Dalen OBryan

ADDRESS: 2040 Idlewild Dr. Reno NV 89509

I REPRESENT: myself

I AM IN ATTENDANCE CONCERNING : Riviera tentative map

DO YOU WISH TO MAKE A STATEMENT: YES: ☒ NO: ☐

IN FAVOR: ☐ IN OPPOSITION: ☒

RENO RESIDENT YES: ☒ NO: ☐

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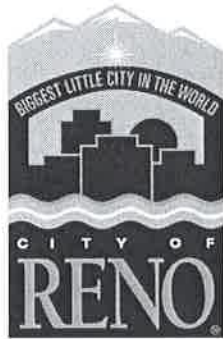
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DATE: 12/12/22 AGENDA ITEM NO. B.2.4

NAME: Jennifer & Michael Matilainen

ADDRESS: 1415 Samuel Way  
Reno, NV 89509

I REPRESENT: The Matilainen

I AM IN ATTENDANCE CONCERNING: Riveria Street

DO YOU WISH TO MAKE A STATEMENT: YES: X NO:     

IN FAVOR:      IN OPPOSITION: X

RENO RESIDENT YES: X NO:     

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